



WINN ROAD, LEE, LONDON, SE12 9EX  
**OFFER IN EXCESS OF £1,700,000 FREEHOLD**

**A VAST AND IMPRESSIVE, SIX DOUBLE BEDROOM, FOUR BATHROOM, DETACHED FAMILY HOME SPANNING CIRCA 3,500 SQ.FT (325 SQ.M) WITH AN INCREDIBLE 140FT GARDEN AND SUMMERHOUSE WITH SAUNA, IN THIS POPULAR RESIDENTIAL LOCATION BACKING ONTO HORN FAIR PARK.**

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**Winkworth**



**DESCRIPTION:**

Arranged over three floors the accommodation comprises; large entrance hall with built in storage and downstairs WC, a 17'10 x 14'3 living room with bay window, a large utility room and a fantastic and huge, kitchen/diner/family room to the rear. The beautiful fitted kitchen includes island with induction hob and feature extractor, fresh water tap, American fridge freezer and almost full width glazed doors to the garden. The first floor provides five double bedrooms, one of which with ensuite shower room and walk in wardrobe, a large family bathroom with separate shower and bath and a third shower room with his and her wash basins. Finally, the top floor boasts a huge master suite with built in wardrobes, modern shower room, ample eaves storage and a Juliette balcony with superb views over the garden and the park beyond. To the rear is a 140ft mature garden with terrace, extensive lawn, feature lighting, mature shrubs and tree house. At the end of the garden is a second large and secluded terrace area with pergola and jacuzzi as well as a fantastic summerhouse. The summerhouse includes a kitchenette, feature stone built fireplace, shower room with WC, sauna, and a cool den/storage space above. To the front is a gated in and out driveway with off street parking for several cars and a garage to the side.

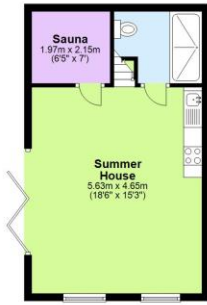
This is a wonderful and versatile family home with amazing entertaining space and your immediate viewing is essential. There is no chain. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

A very convenient location between Blackheath and Chislehurst and within touching distance of the prestigious Eltham College and just 1 mile from Royal Blackheath Golf Club. The A20 (0.1 miles) and the A2 (1.5 miles) gives easy access into London, M25 and Bluewater Shopping Centre. The property is located 0.85 miles from both Lee and Mottingham Stations. Lee station (Zone 3) provides regular services into London Bridge in 13 minutes, Cannon Street and Charing Cross 23 minutes. The 273 hopper bus stops on the road for access to the DLR at Lewisham station within 15 minutes. There are several highly sought after schools within walking distance close by including Eltham College, Eltham College Junior School and Colfes. Hadlow College & Local riding school a short walk away.

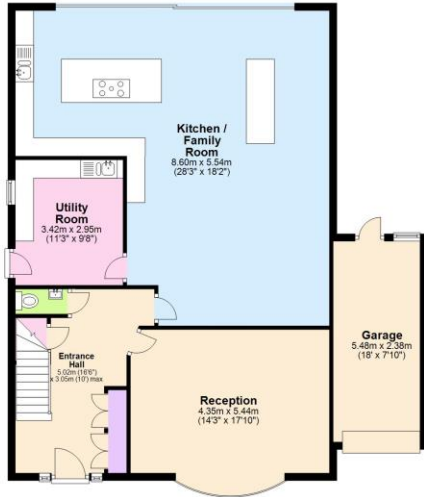
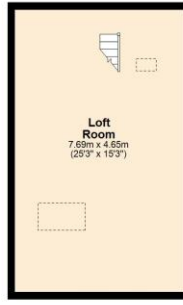




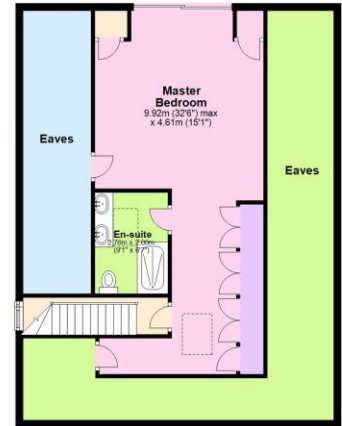
**Ground Floor**  
Approx. 158.1 sq. metres (1701.5 sq. feet)



**First Floor**  
Approx. 141.1 sq. metres (1519.1 sq. feet)

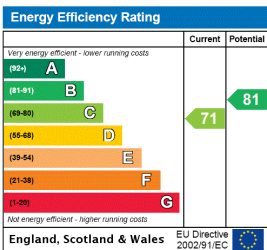


**Second Floor**  
Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 346.8 sq. metres (3732.6 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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See things differently

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